136.0	0005	0010.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,238,400 / 1,238,400
					USE VALUE:	1,238,400 / 1,238,400
					ASSESSED:	1,238,400 / 1,238,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
41		BRANTWOOD RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GALLINI JOHN J
Owner 2:	HIRSCH EMILY
Owner 3:	
Street 1:	41 BRANTWOOD RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	HASKELL PENELOPE E -
Owner 2:	-
Street 1:	41 BRANTWOOD RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 7,840 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1898, having primarily Wood Shingle Exterior and 2424 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7840.000	499,100	2,200	737,100	1,238,400
Total Card	0.180	499,100	2,200	737,100	1,238,400
Total Parcel	0.180	499,100	2,200	737,100	1,238,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 510.89 | /Parcel: 510.8

Legal Description

User Acct 87729

GIS Ref

GIS Ref

Insp Date 08/29/17

Entered Lot Size

Total Land:

Land Unit Type:

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 136.0-0005-0010.0

!10593!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	499,000	2200	7,840.	737,100	1,238,300	1,238,300	Year End Roll	12/18/2019
2019	101	FV	394,100	2300	7,840.	778,100	1,174,500	1,174,500	Year End Roll	1/3/2019
2018	101	FV	536,800	0	7,840.	573,300	1,110,100	1,110,100	Year End Roll	12/20/2017
2017	101	FV	536,800	0	7,840.	548,700	1,085,500	1,085,500	Year End Roll	1/3/2017
2016	101	FV	536,800	0	7,840.	507,800	1,044,600	1,044,600	Year End	1/4/2016
2015	101	FV	498,900	0	7,840.	425,900	924,800	924,800	Year End Roll	12/11/2014
2014	101	FV	498,900	0	7,840.	416,100	915,000	915,000	Year End Roll	12/16/2013
2013	101	FV	498,900	0	7,840.	396,400	895,300	895,300		12/13/2012

PRINT

Date	Time
12/11/20	00:53:03

LAST REV

Date	Time
10/17/19	18:35:39
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 10593

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HASKELL PENELOP	38043-486		2/20/2003	Mult Lots	847,500	No	No		
HASKELL ROBERT	23989-419		12/3/1993		99	No	No		A

USER DEFINED

Prior Id # 1:	87729
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/24/2010	743	Re-Roof	11,000					
12/13/2006	1080	Manual	5,000	C				exterior repairs
10/17/2003	894	Redo Bat	15,000	C		G6	GR FY06	
9/4/2003	744	Re-Roof	12,000					
1/5/1998	4	Redo Bat	2,500					REMODEL BATH

ACTIVITY INFORMATION

Date	Result	By	Name
8/29/2017	Info At Door	HS	Hanne S
12/30/2008	Meas/Inspect	336	PATRIOT
6/22/2005	Permit Visit	BR	B Rossignol
5/16/2003	MLS	MM	Mary M
12/7/1999	Mailer Sent		
11/18/1999	Measured	270	PATRIOT
1/1/1982		KM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7840		Sq. Ft.	Site		0	90.	1.04	10			View	25					737,096						737,100	

Total AC/HA:	0.17998	Total SF/SM:	7840	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	737,096	Spl Credit		Total:	737,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	3 - Gambrel		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	B+ - Good (+)		
Year Blt:	1898	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	2 - Softwood	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.08316827
Const Adj.:	1.01484895
Adj $ / SQ:	142.903
Other Features:	83800
Grade Factor:	1.46
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	723382
Depreciation:	224248
Depreciated Total:	499134

COMMENTS

BK; 22691 PG; 356 BK; 21598 PG; 329
646-1247. OF=BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	3	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	2003
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

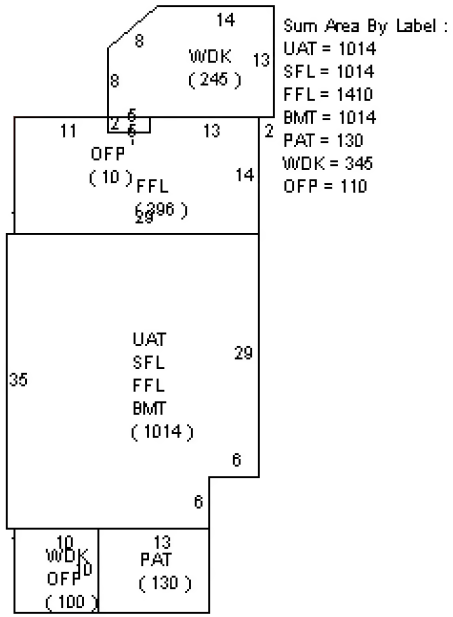
No Unit	RMS	BRS	FL
1	8	3	M
Totals			
1	8	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	208.64
Special Features:	0	Val/Su Net:	116.69
Final Total:	499100	Val/Su SzAd	205.90

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,410	142.900	201,493
BMT	Basement	1,014	42.870	43,471
SFL	Second Floor	1,014	142.900	144,903
WDK	Deck	345	9.030	3,116
UAT	Upper Attic	254	57.160	14,490
PAT	Patio	130	5.210	677
OFP	Open Porch	110	31.970	3,516

Net Sketched Area:	4,277			Total:	411,666
Size Ad	2424	Gross Are	5037	FinArea	2424

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 136.0-0005-0010.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
66	Canopy	D	Y	1	4X11	A	AV	2000	60.00	T	15.2	101			2,200			2,200

More:	N	Total Yard Items:	2,200	Total Special Featues:		Total:	2,200